

Relevant Excerpts from Electoral Area C Official Community Plan Bylaw No. 725, South Shuswap Zoning Bylaw No. 701

(See Bylaw Nos. 725 and 701 for all applicable policies, procedures and regulations)

Electoral Area C Official Community Plan Bylaw No. 725

1.4 Geographic Context and Existing Land Uses

- While the South Shuswap currently has a limited number of industrial enterprises, there is significant potential for growth. The Trans-Canada Highway and Canadian Pacific Rail both pass through the South Shuswap, providing transportation links to major centres across the country.

2.1 Water Quality of Shuswap Lake

2.1.1 Objectives

- .1 To protect the water quality of Shuswap Lake and its watershed.
- .2 To maintain healthy aquatic and groundwater environments and protect people from contaminated water.

2.1.2 Policies

- .1 Regardless of the level or type of treatment, the discharge of liquid waste (human, agricultural, industrial) into Shuswap Lake, White Lake and other natural waterbodies is unacceptable. In the event that a sewer system is available, properties within the service area will be required to connect to the system.
- .2 Any new commercial, industrial, and institutional development must connect to a community sewage system. Existing residential development must connect to a community sewage system when capacity is available.

The Regional District will:

- .8 Use the full range of planning tools and regulatory measures to protect the watershed and water quality of Shuswap and White Lakes. These include zoning bylaws, development permits, building regulation, and, potentially, statutory covenants.

3.9 Industrial (ID)

3.9.1 Objective

- .1 To recognize existing industrial uses in the South Shuswap and support future opportunities for light industrial uses.

3.9.2 Policies

- .1 A range of light industrial land uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair, is generally acceptable in AG, RR, RR2, SH, MH, RH, and RSC designations, provided they are in compliance with Provincial ALC regulations, are located away from watercourses, are not on waterfront parcels and are compatible with adjacent land uses.
- .2 Small scale light industrial uses whose operations are compatible with adjacent land uses are permitted in the Village Centre.
- .3 All new rezoning applications for industrial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.
- .4 New industrial development is subject to the Form & Character Development Permit Area Guidelines.

5.3 Economic Diversity

5.3.1 Objective

- .1 To encourage economic diversity in the South Shuswap.

5.3.2 Policies

The Regional District will:

- .1 Work with the South Shuswap business community to develop a long-term economic development strategy that focuses solely on the needs of the South Shuswap. Economic diversification should be a major component of any economic development strategy.

6.7 Groundwater and Soil Quality

6.7.1 Objective

- .1 To protect groundwater and soil from contamination of all types, including from residential, agricultural, industrial and commercial uses.

6.7.2 Policies

- .1 In consultation with the appropriate Provincial government agencies, identify and aim to protect aquifer recharge areas from potential sources of contamination and depletion;

- .2 Require developers to minimize paving, use permeable surfaces wherever possible and examine innovative recharge technologies. Details related to minimizing impervious area coverage by buildings and parking lots will be provided in the zoning bylaw;
- .3 In co-ordination with the Interior Health Authority, work to have private septic systems located appropriately and designed in a manner that protects groundwater and soil from contamination; and
- .4 Encourage agricultural operators to conduct responsible farming practices in accordance with the Best Management Practices materials that are issued by the Resource Management Branch and the BC Ministry of Agriculture and Lands.

12.6 Industrial (ID) Development Permit Area

.1 Purpose

The Industrial (ID) Development Permit Area is designated under the Local Government Act for the establishment of objectives for the form and character of industrial development for areas designated as Industrial in the OCP.

.2 Justification

This DP is to promote a high level of site and building design for new or renovated buildings or structures in industrial areas. It is important that consideration be given to the integration of new industrial development with the surrounding built environment considering the rural nature of the area and the visibility to the Trans-Canada Highway.

.3 Area

This DPA applies to the areas designated as Industrial (ID) as set out in Schedule B and C.

.4 Exemptions

- .1 A single storey accessory building with a gross floor area less than 10 m² (107.4 ft²);
- .2 alteration, disruption or destruction of vegetation involving less than 1000 m² (10,763.9 ft²) of vegetation coverage area;
- .3 The complete demolition of a building and clean-up of demolition material. Partial demolition or reconstruction of a building requires a DP under this section.
- .4 Non-structural external repairs or alterations exempted by the BC Building Code; or
- .5 Creation of impervious or semi-impervious surfaces less than 100 m² (1,076.4 ft²).

.5 Guidelines

- .1 Light industrial development should be integrated as much as possible into the built fabric of the community, rather than forming isolated auto-oriented enclaves. Block pattern, street design and building placement should be appropriate to a mixed use area, although industrial use may be the primary land use;
- .2 Buildings should face onto the street, and include entries and windows, providing active edges and visual permeability. Where buildings face a parking lot, pedestrian sidewalks should be provided. Buildings should be set back at a distance from the street, to avoid the creation of wide barriers;
- .3 Where possible, buildings should share common parking lots. Parking should be provided at the rear of buildings, at the interior of blocks, or include a landscape buffer between the parking area and the public street;
- .4 Outside storage, garbage and recycling areas should be screened with fencing or landscaping or both;
- .5 Use of non-combustible external building materials is encouraged;
- .6 Signage should be integrated into the overall site and building, and be legible without being intrusive into the visual landscape; and
- .7 Green roofs and other sustainable practices are encouraged.

South Shuswap Zoning Bylaw No. 701

M2 - GENERAL INDUSTRIAL ZONE

SECTION 30

Purpose

The purpose of the M2 zone is to provide for a range of general industrial uses.

Permitted Uses

30.1 The following uses and no others are permitted in the M2 zone:

1. manufacturing, fabricating and processing industries (including forest and wood product industries);
2. wrecking yard;
3. public utility;
4. sand and gravel processing;
5. storage and warehousing;
6. recycling depot;
7. log home manufacturing facility, permitted only on parcels greater than 1 ha;

8. single family dwelling or upper floor dwelling unit as an accessory use for caretaker of property;
9. accessory use.

Regulations

30.2 On a parcel zoned M2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations established in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

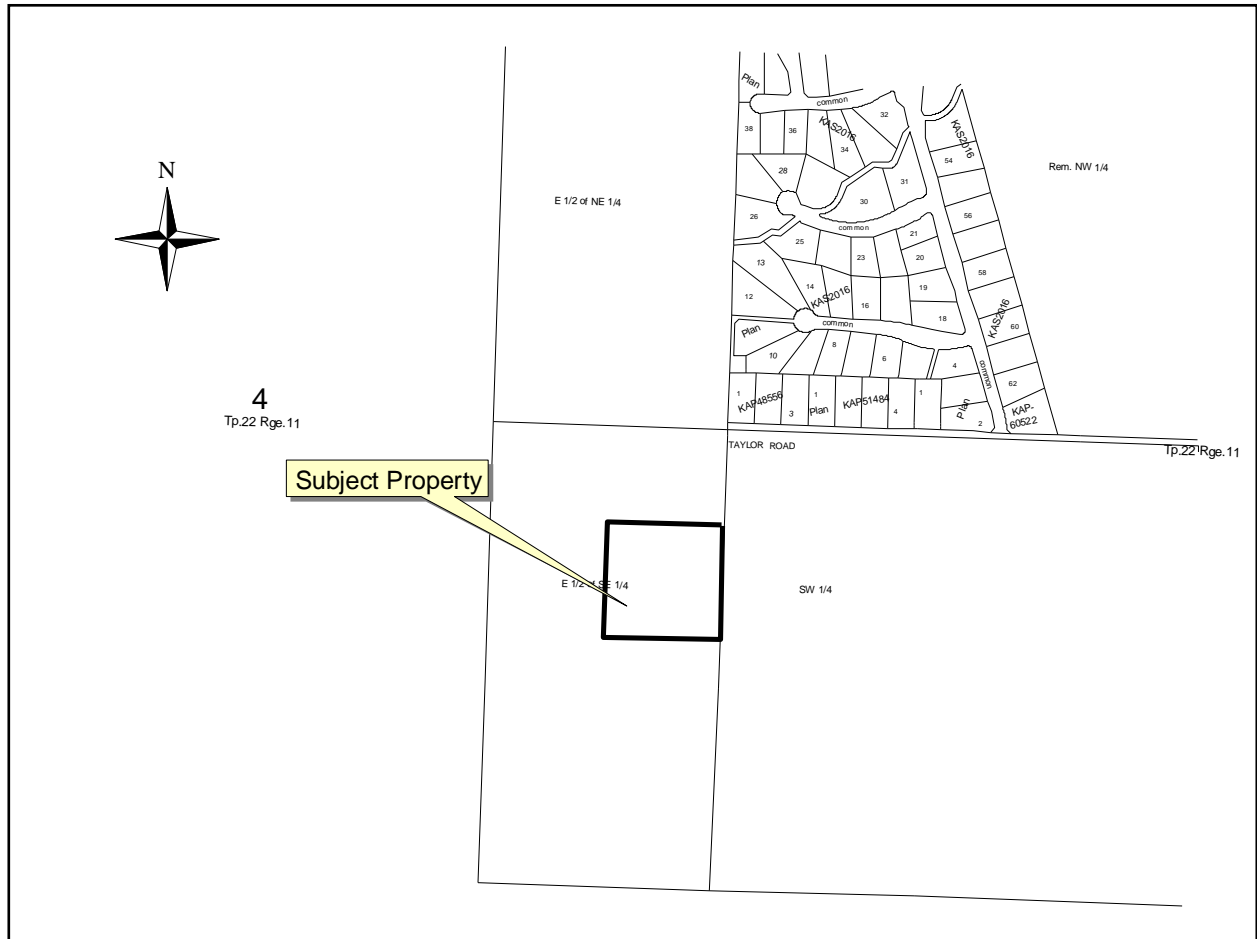
COLUMN I MATTER TO BE REGULATED	COLUMN II REGULATIONS
.1 Minimum Parcel Size for New Subdivisions	1 ha
.2 Maximum Number of Accessory Dwelling Units Per Parcel	1
.3 Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	<ul style="list-style-type: none"> • 11.5 m (37.73 ft.) • 10 m (32.81 ft.)
.4 Maximum Site Area of Wrecking Yard	2.5 ha
.5 Minimum Setback from all Parcel Lines: <ul style="list-style-type: none"> • adjacent to a parcel zoned M1 or M2 • in all other cases 	<p style="text-align: center;">5 m</p> <p style="text-align: center;">25 m</p>
.6 Maximum Coverage	50%

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Special Regulation

30.3.1 Notwithstanding Section 28.1 the only use permitted on that portion of the E½ of the S.E. ¼ of Section 4, Township 22, Range 11, W6M, KDYD within the M2 zone is manufacturing, fabricating and processing industries (including forest and wood product industries) and log home manufacturing facility.

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Screening

30.4.1 Where a parcel within the M2 zone abuts any property within the RR1, RR2, RR3, RR4, R1, R2, CH1, CH2, SH, MHP, C1, C2, C3, C4, C5 or C6 zone, a landscape screen of not less than 2 m in height shall be placed so as to fully enclose the industrial use from neighbouring commercial or residential uses.

.2 Any parcel containing a wrecking yard shall have a landscape screen of not less than 2 m in height placed so as to fully enclose the wrecking yard, and shall allow for vehicular access